

Paul Zink Architect; and Bruce and Wanda Venturelli, Owners, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar for Final Review.

Action: Bartlett/Eichelberger, 6/0/0.

THE BOARD RECESSED FROM 6:00P.M. UNTIL 6:45P.M.

CONCEPT REVIEW - CONTINUED ITEM

5. 222 SANTA BARBARA ST

OC/SD-3 Zone

Assessor's Parcel Number: 017-021-007

Application Number: MST2005-00736

Owner: Wright and Company

Architect: Peikert Group Architects

Agent: Jon Dohm

(Proposal for 16 affordable rental units within a 17,169 square foot three-story apartment building with 12 parking spaces provided in a garage on Site #3 of the Paseo de la Playa Development. Four modifications are requested for encroachment into the front yard, encroachment into the interior yard on the northeastern property line, to allow a portion of the required 15% open space to be located on the third floor patio and to provide 12 of the required 16 parking spaces.)

(SECOND CONCEPT REVIEW.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR MODIFICATIONS AND A COASTAL DEVELOPMENT PERMIT.)

(4:37)

Jon Dohm, Agent; Detlev Peikert, Architect; and Gordon Brewer, Architect; present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board fully supports the introduction of affordable units. 2) The design of the architecture is beautiful. 3) The Board has reservations with the size, bulk and scale, and looks to the Planning Commission for direction on the benefits to the community for having affordable units versus the size of the proposal. 4) Although mitigated with stairs, the Board is still concerned with the proximity of the third story to the street at the west elevation. 5) There is opportunity to break down the mass of the architecture, particularly on the north elevation. It is suggested to eliminate or reduce the third unrequired stair to create a break between the two pieces of architecture. 6) Given the commercial quality of the neighborhood, the Board can support the modification request for the encroachment into the front yard. 7) Most of the Board supports the modification request for the encroachment of the second and third story mass. 8) Study the front stairs at the west elevation to create a stronger connection to the pedestrian paseo. 9) Study the detail of the colonnades at the south elevation to introduce different architectural elements. 10) To the extent feasible, the applicant is to provide landscaping wherever possible, particularly at the north elevation.

Action: Wienke/Bartlett, 6/0/0.